LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformity #02011 **DATE:** December 24, 2002

Haymarket Parking Garage (Retail Area)

SCHEDULED PLANNING COMMISSION MEETING: January 8, 2003

PROPOSAL: The City Law Department has requested a review to find that the

declaration of surplus for a portion of the Haymarket Parking Garage

is in conformance with the Comprehensive Plan.

CONCLUSION: The declaration of surplus generally conforms with the Comprehensive

Plan.

RECOMMENDATION: In conformance with the Comprehensive Plan.

GENERAL INFORMATION:

LEGAL DESCRIPTION: A portion of Lots 11 & 12 Block 30, Original Plat of Lincoln,

located in the SE 1/4 of Section 23-10-6, Lancaster County, Nebraska, comprising approximately 3,225 square feet.

LOCATION: 9th and "Q" Streets

APPLICANT: Joel D. Pederson, Assistant City Attorney

City Law Department

575 S. 10th Street, Suite 4201

Lincoln, NE 68508 Phone: 441-7281

OWNER: City of Lincoln, Nebraska, A Municipal Corporation

CONTACT: As Above

PURPOSE: The Planning Commission is required to review the declaration of surplus for

conformity with the Comprehensive Plan.

EXISTING ZONING: B-4 Lincoln Center Business District

EXISTING LAND USE: Vacant retail space.

SURROUNDING LAND USE AND ZONING:

North: Commercial B-4

South: Commercial B-4/Historic Preservation District (Haymarket Landmark Dist.)

East: Commercial B-4

West: Commercial B-4/Historic Preservation District (Haymarket Landmark Dist.)

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Lincoln/Lancaster County Comprehensive Plan designates this area as "Commercial."

"During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility's operation, the process followed in making the decision, and the timing of the action." (page F 131)

HISTORY:

October, 2001: The City of Lincoln entered into a Purchase Agreement with B & J

Partnership, Ltd., for property at 9th and "Q" for the Haymarket Parking Garage. The City of Lincoln entered into an Exchange Subagreement

that requires the transfer of the first level building shell space

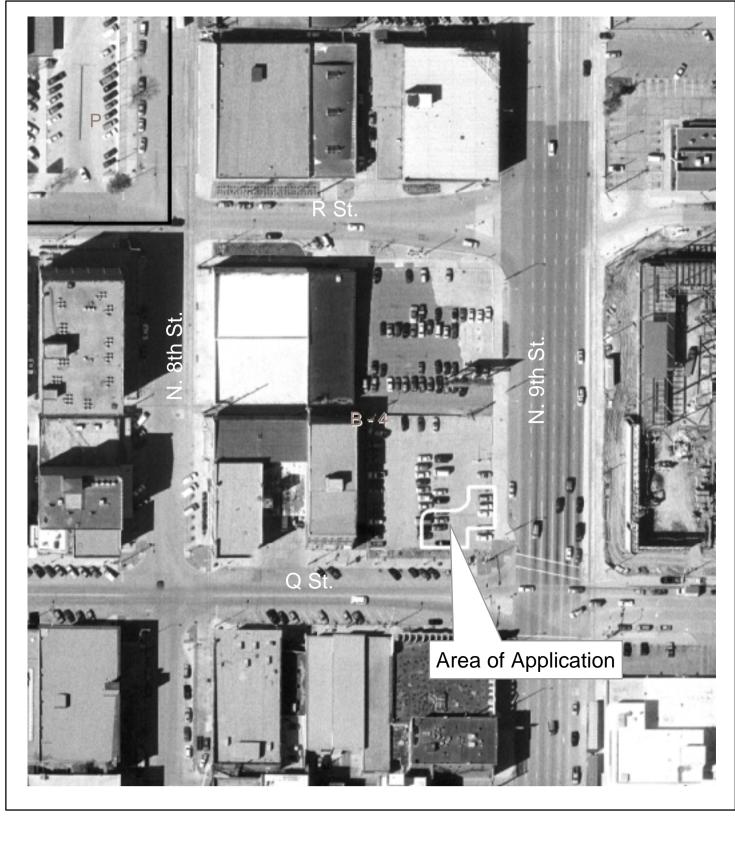
consisting of approximately 3,000 square feet to B & J Partnership for

the purposes of a commercial operation.

ANALYSIS:

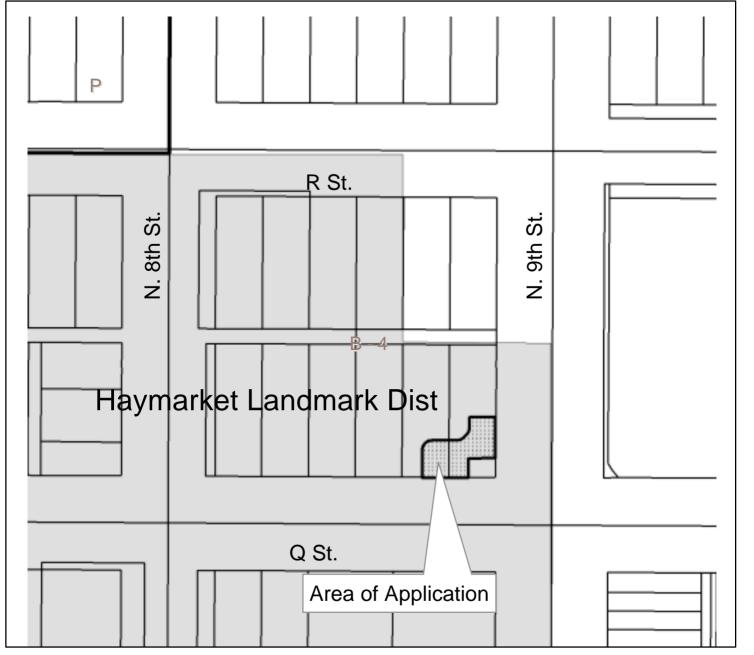
1. The City Law Department has requested a declaration of surplus for the retail area located on the first floor of the Haymarket Parking Garage. The declaration of surplus finding is required before the ownership of the building can be transferred to satisfy the Exchange Subagreement between the City of Lincoln and B & J Partnership Ltd., that the City approved in October, 2001. There is one property included in this declaration of surplus. A declaration of surplus permits the City to meet requirements of the Purchase Agreement.

Prepared by:	
Duncan L. Ross, AICP	
Planner	



Comp. Plan Conformance #02011 Haymarket Parking Garage N. 9th & R St.





Comp. Plan Conformance #02011 **Haymarket Parking Garage** N. 9th & R St.

Zoning:

R-1 to R-8Residential District

AG Agricultural District

Agricultural Residential District AGR R-C Residential Convervation District

Office District 0-2

Suburban Office District 0-3 Office Park District

R-T

Residential Transition District

Local Business District B-2 Planned Neighborhood Business District

B-3 Commercial District

B-4

Lincoln Center Business District B-5 Planned Regional Business District

H-1 Interstate Commercial District

Highway Business District H-2

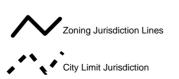
Highway Commercial District H-3 H-4 General Commercial District

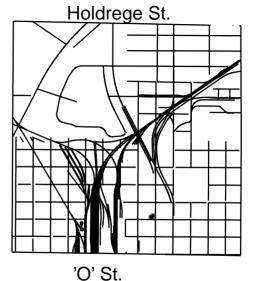
Industrial District 1-2 Industrial Park District

Employment Center District

Public Use District

One Square Mile Sec. 23 T10N R6E

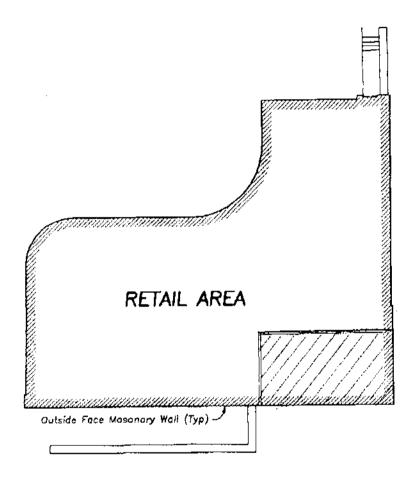








SCALE: 1" = 20'



TH -STREET

-''Q''- STREET